



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

GP13-04 - Minor General Plan amendment to change the land use classification of approximately 150 acres of real property generally located at the northwest corner of Warner and Higley Roads from 10 acres of Public Facility Institutional (PF/I) and 139.5 acres of Residential >3.5 - 5 DU/Ac land use classifications to 93 acres of Residential >2-3.5 DU/Ac and 56.5 acres of Residential >3.5 - 5 DU/ Ac land use classifications, as shown on the exhibit which is available for viewing in the Planning and Development Services Office. The effect of this amendment will be to remove the Public Facility Institutional (PF/I) acreage and lower the overall density of the property.

Z13-07 - An amendment to the Morrison Ranch Plan Area Development (PAD) by amending Ordinances Nos. 1129, 1232, 1514, 1602, 1705, 1961, 2219 and 2295 and rezone approximately 150 acres of real property within the Morrison Ranch Planned Area Development (PAD) and generally located at the northwest corner of Higley and Warner Roads from approximately 33 acres of Single Family-10 (SF-10), 22.1 acres of Single Family-8 (SF-8), 35.9 acres of Single Family-7 (SF-7), 48.5 acres of Single Family-6 (SF-6) and 10 acres of Public Facility Institutional (PF-I) zoning districts, all with a Planned Area Development overlay zoning district to approximately 33 acres of Single Family -10 (SF-10), 26.8 acres of Single Family-8 (SF-8), 33.2 acres of Single Family-7 (SF-7) and 56.5 acres of Single Family-6 (SF-6) zoning districts, all with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Morrison Ranch PAD as follows: reduce the lot width in the SF-7 zoning district; increase the lot depth in the SF-6, SF-7, SF-8 and SF-10 zoning districts; and increase maximum lot coverage in the SF-6, SF-7, SF-8 and SF-10 zoning districts. The effect of this rezoning will remove a previously designated school site, increase the acreage of Single Family-6 (SF-6) zoning, reconfigure boundaries of the Single Family7 (SF-7) and Single Family-8 (SF-8) zoning districts, and increase the permitted lot coverage in the residential zoning districts within the rezoning area.

The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning & Development Services, 90 E. Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:

The Planning Commission will hold a public hearing and discussion and may vote to make a recommendation to the Gilbert Town Council regarding the General Plan amendments, Zoning Code amendments and/or rezoning cases. For Requests for Conditional Use Permits, after the public hearing is concluded, the Planning Commission may approve, approve with conditions or deny the request. In addition the Planning Commission will review and approved Preliminary Subdivision Plats with conditions.

**Planning Commission: Wednesday, July 3, 2013 at 6:00 P.M.
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**

Catherine A. Templeton, Town Clerk